

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

May 13, 2002

SUBJECT:

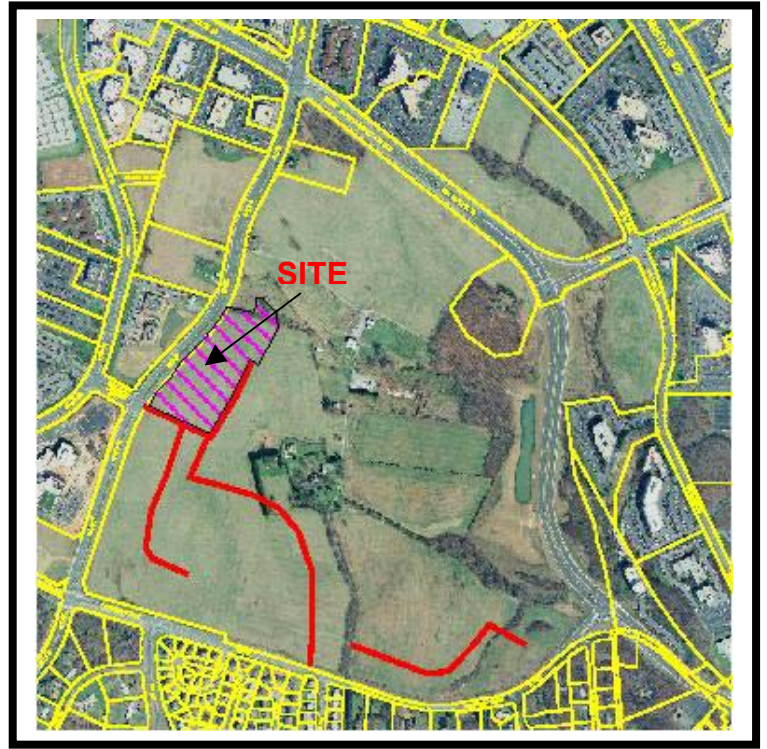
Detailed Application CPD2002-0004R for
Comprehensive Planned Development
CPD1999-0004, Falls Grove

Applicant: Chevy Chase Bank
c/o Joe Pearson
7501 Wisconsin Ave, 9th floor
Bethesda, MD 20814

Owner: same

Date Filed: March 7, 2002

Location: A portion of Falls Grove adjacent to
Shady Grove, located on a pad site
within the approved Village Center.



REQUEST:

The applicant seeks detailed (final) approval for a 3,100 square-foot, freestanding Chevy Chase bank facility. The application site is located on a pad site that was previously approved for a 7,000 square-foot building in the Falls Grove Village Center adjacent to Shady Grove Road. Bank facility will include two un-staffed drive-through automatic teller (ATM) machines.

PREVIOUS RELATED ACTIONS:

- CPD99-0004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A through CPD2001-0004P, Detailed Applications for Comprehensive Planned Development CPD99-0004. All approved by the Planning Commission.

RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- Ingress and egress from Shady Grove Road is efficient and transitions to drive-through lanes efficiently.
- That the architectural treatments of the building are consistent with the approved Village Center architecture.
- Additional landscaping has been added to screen the drive-throughs better.

ANALYSIS

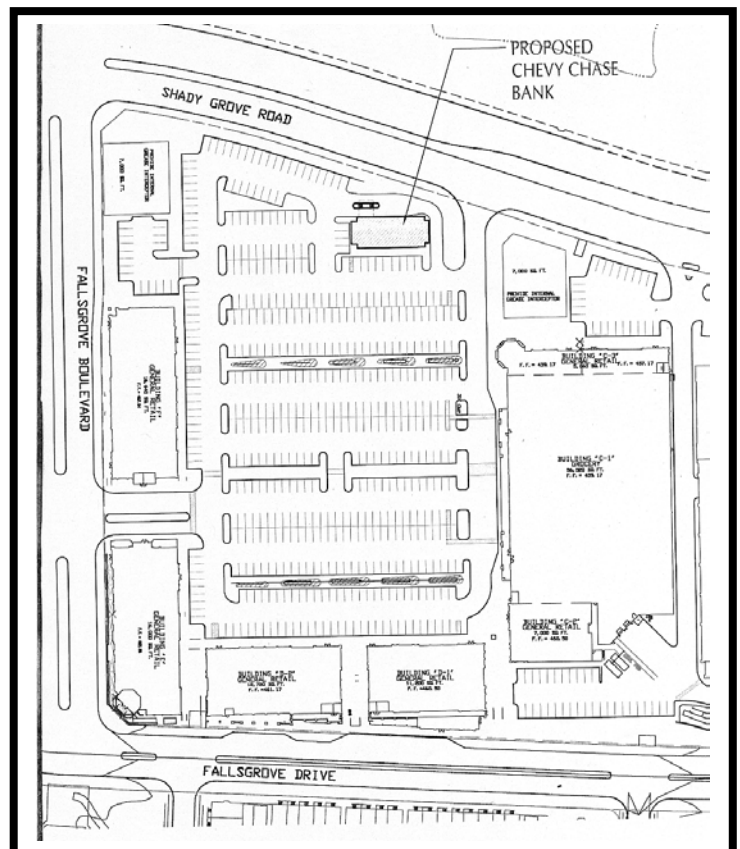
Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Falls Grove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This application is part of a series of detailed applications.

There have been a total of 1,411 units approved through the residential series of Detailed Applications for Falls Grove. The Concept Plan allowed 1,530 residential units to be constructed, with a 765-unit limit to the number of multi-family units. A total of 747 multi-family units will be constructed at Falls Grove.

On October 25, 2000, the Planning Commission approved CPD2000-0004F, which approved the Village Center of Falls Grove. That application included a 56,520 square-foot food store, 69,420 square feet of retail space and a 75,000 square-foot office building. Application also includes approval of 21,000 square feet of pad sites and a 196-space parking garage.

As part of the approval for the Village Center, a condition of approval as mandated by the Planning Commission was that any development on the three pad sites must obtain a Detailed Application approval from the Planning Commission. This application is the first of the three approved pad sites that comprise the 21,000 square feet. Each pad site shown on the Detailed Application showed a maximum footprint area of 7,000 square feet. This application will have a 3,100 square foot building footprint. That figure does not include the canopy area that will facilitate the two drive-through ATM banking facilities.



Property Description

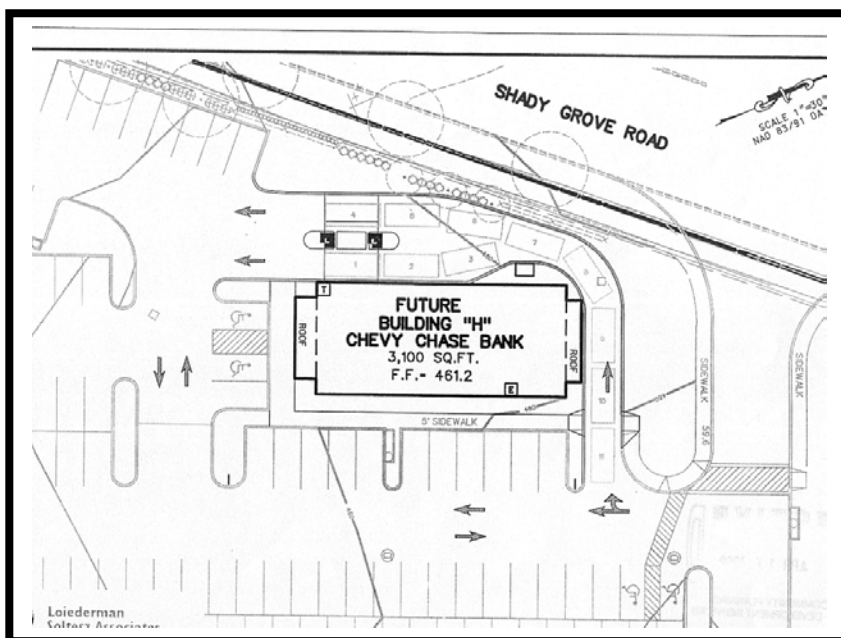
Fallsgrove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. The topography varies from rolling farmland on a majority of the site to an upland forest area near the intersection of Gude Drive and West Montgomery Avenue.

The development site is located adjacent to Shady Grove Road, across from the Shady Grove Life Sciences Center. The major portion of the site, in particular the grocery store, is turned perpendicular to Shady Grove Road, creating frontage on Fallsgrove Boulevard, giving the center a neighborhood orientation. Further, all of the retail buildings are of a four-sided configuration, giving them a connection to the streetscape as well as to Fallsgrove Boulevard, the main entry of the development from Shady Grove Road. The site does not completely orient itself to Shady Grove as a typical regional shopping center might do. The multi-modal transit center, a unique feature of this development, is fronting on the main residential street of Fallsgrove called Fallsgrove Drive.

Accessibility and pedestrian open space is another feature of this center. As Attachment "A" indicates, the entire site will be interconnected with pedestrian paths, with various courtyard open spaces at key locations of the site, such as adjacent to the multi-modal transit facility on Fallsgrove Drive. Further, an on street bike path will be adjacent to the site on Fallsgrove Boulevard that will connect to the community center and Millennium Trail.

Proposal

The applicant requests detailed application approval for a 3,100 square-foot bank facility located adjacent to Shady Grove Road. Ingress and egress to the site will be from a right-in, right-out entrance to the Village Center of Shady Grove Road adjacent to the main grocery store tenant of the center. There will be no ingress and egress points added to the Village Center to accommodate this proposal. All site access will be as currently approved through CPD2000-0004F.



The structure will have four-sided architecture that will relate to the balance of the Village Center site. The drive-throughs, which will accommodate two un-staffed ATM machines, are located adjacent to Shady Grove Road, with access provided from the interior of the site. There are also roll-up metal doors enclosed within a boxed header under the canopy where the ATMs will reside. These roll-up doors are to be down for brief periods of time in which the ATMs are serviced. This allows secured access to the machines from the bank while

being fully enclosed. The doors are not to be closed at night or other times when the bank is otherwise unoccupied. There will also be an ATM machine adjacent to the entrance of the building. Significant landscaping has been provided to screen the ATMs from Shady Grove Road.

STAFF RECOMMENDATION:

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Post bonds and obtain permits from DPW for sediment control as necessary or required by DPW.
3. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
4. Submission of an Applicant-signed copy of the Detailed Application approval letter.
5. The metal roll up doors associated with the canopies covering the ATM machines shall not be closed except for brief periods during the day to facilitate ATM service or repair. Doors shall not be closed during the night or for more than brief periods.
6. The condenser unit shown on Exhibit A and B shall be screened in a way to ensure that it is not visible to the public.

TRANSPORTATION

Traffic

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections, construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.

The Applicant has provided a bond in the amount of \$2.2 million for required off-site traffic improvements, as per the requirements of the Concept Plan. It should be noted that the Resolution of Approval requires that all Phase I off-site road improvements, as outlined within the Resolution on page 26, must be completed within three years of the issuance of the first grading permit. In addition, Falls Grove Associates has begun the permitting and design process for all off-site road improvements. Many will be under construction this summer.

Parking

All of the uses on the Village Center site, calculated separately, require 1,086 parking spaces. Through the flexibility of the Concept Plan, the Zoning Ordinance, and a plan for off-peak uses, the Applicant has 861 total parking spaces approved. This does not include on-street parking on Falls Grove Drive and Falls Grove Boulevard.

The parking garage associated with his application will be connected to the office building, but will provide parking to the retail portion of the site via the interconnectedness of the entire site. Parking in the parking garage will be available for retail patrons, via the pedestrian system.

As per regulations outlined within the Comprehensive Planned Development section of the Ordinance, the Applicant has provided a parking calculation of percentage of parking uses for specific times, based on the following:

	<i>Weekday – Day (6 am-6 pm)</i>	<i>Weekday – Night (6 pm- midnight)</i>	<i>Weekend (Day)</i>	<i>Weekend (Night)</i>	<i>Nighttime (midnight–6 am)</i>
Office	100%=250 spcs	10%=25 spcs	10%=25 spcs	5%=13 spcs	5%=13 spcs
General Retail	60%=212 spcs	90%=318 spcs	100%=353 spcs	70%=247 spcs	5%=18 spcs
Restaurant*	50%=116 spcs	100%=231 spcs	100%=231 spcs	100%=231 spcs	10%=4 spcs
Grocery	100%=252 spcs	100%=252 spcs	100%=252 spcs	100%=252 spcs	100%=252 spcs
TOTALS	830 spcs	826 spcs	861 spcs	743 spcs	307 spcs

(* Assumes all restaurants at a 50% patron area, calculated at 1 space per 50 square feet of

The 861 parking spaces will be arranged in the following configuration:

- 657 surface spaces
- 18 handicap spaces (including 4 van spaces)
- 190 parking garage spaces

It should be noted that the Applicant presented the possibility of the pad sites accommodating restaurants during discussion of the Village Center. The parking numbers approved for the Village Center assumed the 21,000 square feet of pad sites would have approximately 50% patron area for restaurant parking calculations. The parking for this pad site is calculated at a retail level, allowing for the accommodation of restaurants in other sections of the Village Center. The total square-footage of uses, spaces and time as outlined within the chart above, will not change as a result of this application.

Transit

The Concept Plan shows a multi-modal transit stop as part of the retail center. This multi-family area is adjacent to Fallsgrove Drive and in relatively close proximity to the transit center associated with the retail center. The development will provide easy access via walking or biking to on-site amenities, the amenities and transit facilities associated with the retail center, and overall community facilities located within Fallsgrove.

Architecture

The Applicant, Chevy Chase bank, has standard design elements for their buildings. An example of this would be the columns that the bank typically incorporates into its façade near entryways. In this case, the design palette of the Village Center has been incorporated into the design, while also incorporating some of the typical design features of Chevy Chase. The result has been a building that is not overbearing or dominant, and relates nicely to the Village Center.



Some of the design elements of the building include a standing-seam metal roof, the aforementioned columns (which have been scaled back for the Village Center submittal when compared with other developments), and a brick look that is of the same design as Fallsgrove. It should be noted that the design of the canopies for the drive-through ATMs are such that there are roll-down metal doors that cover the ATM areas. These doors are closed during the day for brief periods of time in order to allow for servicing of the machines. The doors will be enclosed in headers that will mitigate their appearance in the "up" position.

STORMWATER MANAGEMENT

Stormwater management for the entire Village Center was approved as part of Detailed Application CPD2000-0004F.

LANDSCAPING

A landscape plan for the site has been provided as Planning Commission Exhibit "B." There is a significant amount of landscaping approved as part of the Village Center, and the Applicant is augmenting the plan slightly to accommodate more landscaping that is specific to this application. Such specific application is the screening of vehicle drives near the freestanding ATMs.

Forest/Tree Preservation

See condition number five (3).

Equipment Screening

All transformers or telecommunications equipment are required by the City of Rockville to be placed underground. Any equipment that the applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

The Applicant has indicated that all equipment locations are shown on the plans and will be underground or integrated within buildings. Also, there will be no overhead utility line connections. In addition, there will be no air conditioning condenser units located on the ground, nor are there any dumpsters associated with this application.

MAYOR AND COUNCIL COMMENTS ON FALLSGROVE VILLAGE CENTER

On April 22, 2002, the Mayor and Council reviewed the bank proposal through a presentation by the Applicant. The approved Concept Plan provides that the Mayor and Council shall retain the authority to review schematic design features such as building design and locations for nonresidential buildings. The Mayor and Council raised some issues for the applicant to address prior to the Planning Commission's review.

- Look at using raised crosswalk from pad site to front of grocery store that has a contrasting material.
- ATM on building may be a security issue, surprising its not more visible.
- Parking should be provided for 2-4 bikes.
- Attention should be paid to glare on Shady Grove Road.

With respect to these items, the applicant has stated that they will utilize a different type of material for the crosswalk, but state that it should not be raised. The ATM machine on the façade of the building is in a location that is typical for the bank, given its well-lit location near the front door. There will also be activity within the Village Center towards the front of this facility, mitigating the appearance of isolation. Bike parking will be provided and landscaping will mitigate light glare on Shady Grove Road.

PUBLIC ART IN PRIVATE DEVELOPMENTS

The Applicant has responded to the provision of art in public places by stating that the Fallsgrove development group has provided a significant amount of money, as per the Concept Plan, for the provision of art for the whole community. Lerner Enterprises, the owner of the center in which this

site is located, is one of the development partners that has contributed to art within the Fallsgrove community. The applicant points to the recently approved art for the Village Green near the Village Center of Fallsgrove as representative of the contribution.

STAFF COMMENTS

This application is consistent with the approved Concept Plan and the approved Village Center plan, and staff recommends approval subject to the conditions listed earlier. Staff believes the layout of the site is functional and convenient, with particular attention given to four-sided architecture.

Staff also believes the density and scale of the project is appropriate given the design of the Village Center. Staff also believes that landscaping has been adequately addressed to mitigate visual impact of the drive-through facility.

Staff endorses this application as meeting the full intent of the multi-family component of the approved Concept Plan and the accompanying resolution, as well as the conditions of approval of CPD2000-0004F.

NOTIFICATION

Notices were sent to approximately 750 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2002-0004R for a 3,100 square-foot banking facility with two drive through ATMs, with the conditions noted above.

Attachments